



**BHUBANESWAR DEVELOPMENT AUTHORITY**  
Akash Shova Building, Lok Seva Marg, Kharavela Nagar, Unit-III  
Bhubaneswar

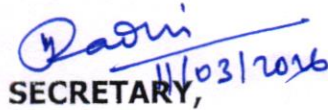
No. 5238 /BDA, Bhubaneswar,  
BDA-PLAN-PLAN-0002-2026 (OSWAS)

Dated: 11-03-2026

## **NOTIFICATION**

### **Draft Bhubaneswar Development Authority (Planning & Building Standards) Regulations, 2026**

This is for information of general public that the Draft Bhubaneswar Development Authority (Planning & Building Standards) Regulations, 2026 has been published in the extraordinary issue no. 962 of the Odisha Gazette dated the 27<sup>th</sup> February 2026. The same is available in the BDA website, [www.bda.gov.in](http://www.bda.gov.in). Any objection or suggestion on the aforesaid draft regulations may be submitted to the Secretary, Bhubaneswar Development Authority within the expiry of 15 days from the date of issue of this notice.

  
SECRETARY,

**BDA, BHUBANESWAR**

# The Odisha Gazette

EXTRAORDINARY  
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**Akash Shova Building, Lok Seva Marg, Kharavela Nagar, Unit-III**  
**Bhubaneswar**

**DRAFT**

**BHUBANESWAR DEVELOPMENT AUTHORITY (PLANNING AND  
BUILDING STANDARDS) AMENDMENT REGULATIONS, 2026**

**NOTIFICATION**

No. 2752 /BDA, Bhubaneswar,  
BDA-PLAN-PLAN-0002-2026 (OSWAS)

The 4<sup>th</sup> day of February 2026

The following draft of certain regulations further to amend the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 2018, which the Bhubaneswar Development Authority proposes to make in exercise of powers conferred by Section 124 of the Odisha Development Authorities Act, 1982 (Odisha Act 14 of 1982) is hereby published as required by sub-sections (1), (2) and (3) of Section 125 of the said Act for information of all persons, likely to be affected thereby and notice is hereby given that the said draft regulations will be taken into consideration on or after expiry of a period of 15 days from the date of their publication in the *Odisha Gazette*.

Any objection or suggestion which may be received by the Secretary to Bhubaneswar Development Authority from any person in respect of the said draft before expiry of the period so specified will be considered by the said Development Authority.

**DRAFT REGULATIONS**

**1. Short title, extent and commencement.-** (1) These regulations may be called the Bhubaneswar Development Authority (Planning and Building Standards) Amendment Regulations, 2026.

(2) They shall extend to the whole area within the jurisdiction of Bhubaneswar Development Authority as notified from time to time.

(3) They shall come into force on the date of their publication in the *Odisha Gazette*.

2. In the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 2018 (hereinafter referred to as the said regulations), in Regulation 7 in Sub-regulation (2) for the clause (iv), the following clause shall be substituted, namely,-

“(iv) Fees for change of use of building:- The fee for change of use of a building as provided under Rule 26 of ODA (P&BS) Rules, 2020 shall be levied at the rate of 2% (two percent) of the cost of construction, wherever the use of the building is proposed to be changed or has already been changed subsequent to the approval.

**Note:**

1. The cost of construction shall be arrived as per the provision prescribed under Annexure-1 of Odisha Housing for All Policy for Urban Areas, 2022.
2. The fee shall be levied on the extent of built-up area proposed for such change of use.

By Order of the  
Bhubaneswar Development Authority

MANAS RANJAN PADHI  
SECRETARY,  
Bhubaneswar Development Authority  
Bhubaneswar